HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Saskatoon CMA

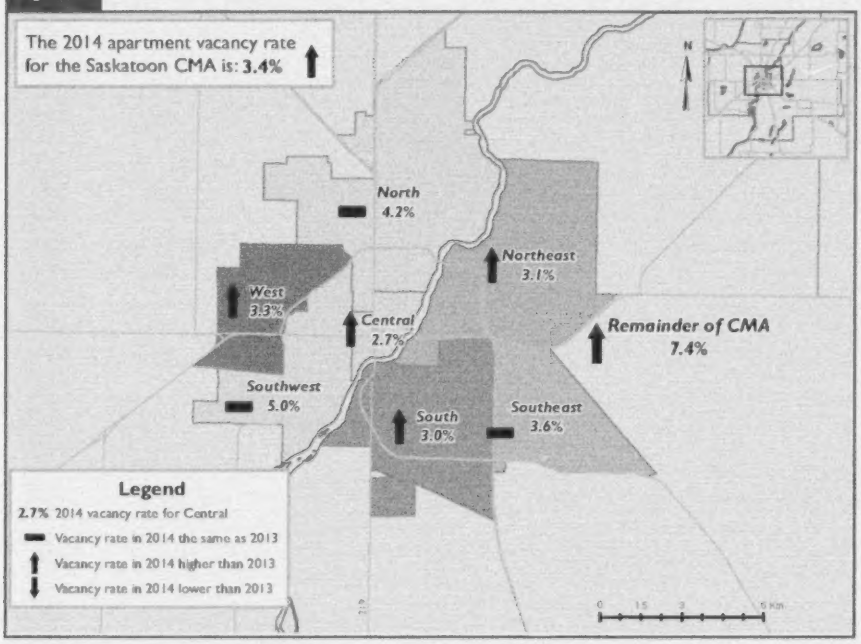
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2014

Highlights

- In the primary rental market, the vacancy rate in Saskatoon's privately-initiated rental apartments was 3.4 per cent in October 2014, up from 2.7 per cent in October 2013.
- The average monthly rent for a two-bedroom apartment in new and existing structures in the Saskatoon CMA was $1,091 in October 2014, up from $1,041 in October 2013.
- In rental structures common to both the October 2013 and October 2014 surveys, the year-over-year change in average rent for a two-bedroom apartment was 4.3 per cent.

Figure 1


The 2014 apartment vacancy rate for the Saskatoon CMA is: 3.4%
N
North 4.2%
Northeast 3.1%
West 3.3%
Central 2.7%
Remainder of CMA 7.4%
Southwest 5.0%
South 3.0%
Southeast 3.6%
Legend
2.7% 2014 vacancy rate for Central
Vacancy rate in 2014 the same as 2013
Vacancy rate in 2014 higher than 2013
Vacancy rate in 2014 lower than 2013
0 1.5 3 5 Km

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Primary Rental Market Survey

Overview: Saskatoon's apartment vacancy rate rises in 2014

According to the results of the Rental Market Survey conducted by Canada Mortgage and Housing Corporation (CMHC) in October 2014, the apartment vacancy rate[1] in the primary rental market in the Saskatoon Census Metropolitan Area (CMA) was 3.4 per cent, up from 2.7 per cent in October 2013. While continued employment growth and elevated net migration to the region over the past few years has maintained strong demand for rental accommodation in the Saskatoon CMA, additions to the purpose-built rental apartment universe via new construction and the movement of renter households into homeownership have helped ease downward pressure on vacancies. These factors, combined with additional competition from Saskatoon's secondary rental market, have resulted in an increase in the apartment vacancy rate in the current survey.

Across bedroom types, the vacancy rate ranged from a high of 4.1 per cent in bachelor suites to a low of 3.3 per cent in one-bedroom apartment units. Apartments with three bedrooms or more reported the largest increase in vacancies this fall, rising 1.8 percentage points to 3.5 per cent from 1.7 per cent in the October 2013 survey. The smallest increase in apartment vacancies in the Saskatoon CMA was among two-bedroom suites, which rose 0.5 of a percentage point to 3.5 per cent this year. Given the relatively smaller rental universe for bachelor suites and apartments with three or more bedrooms, readers should exercise caution when interpreting the increases in vacancies among these units.

Figure 2

Source: CMHC October Rental Market Survey – Structures of 3+ units

Apartment Vacancy Rates (%) by Major Centres

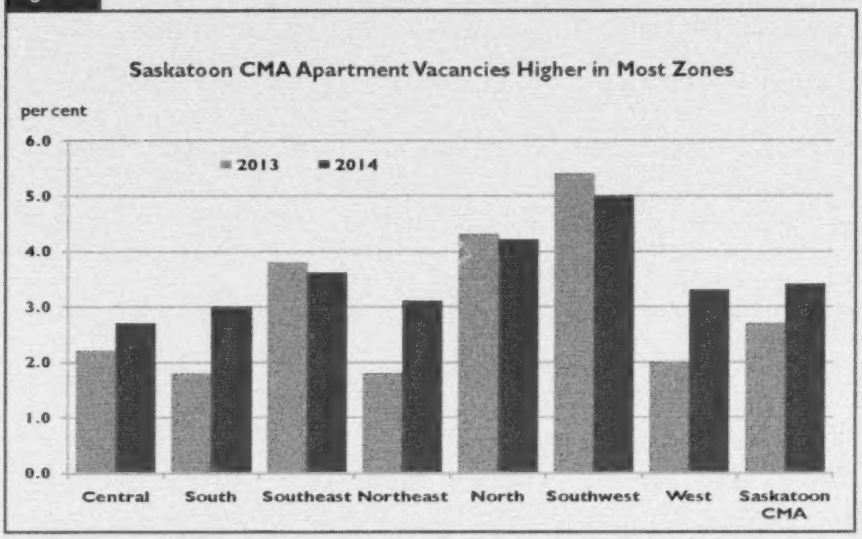
	Oct. 2013	Oct. 2014
Abbotsford-Mission	3.2	3.1
Barrie	3.0	1.6
Brantford	2.9	2.4
Calgary	1.0	1.4
Edmonton	1.4	1.7
Gatineau	5.1	6.5
Greater Sudbury	3.4	4.2
Guelph	1.9	1.2
Halifax	3.2	3.8
Hamilton	3.4	2.2
Kelowna	1.8	1.0
Kingston	2.3	1.9
Kitchener-Cambridge-Waterloo	2.9	2.3
London	3.3	2.9
Moncton	9.1	8.7
Montréal	2.8	3.4
Oshawa	2.1	1.8
Ottawa	2.9	2.6
Peterborough	4.8	2.9
Québec	2.3	3.1
Regina	1.8	3.0
Saguenay	2.8	4.2
Saint John	11.4	9.0
Saskatoon	2.7	3.4
Sherbrooke	5.3	5.4
St. Catharines-Niagara	4.1	3.6
St. John's	3.2	4.6
Thunder Bay	2.6	2.3
Toronto	1.6	1.6
Trois-Rivières	5.1	5.3
Vancouver	1.7	1.0
Victoria	2.8	1.5
Windsor	5.9	4.3
Winnipeg	2.5	2.5
Total	**2.7**	**2.8**

[1] Based on privately-initiated rental apartment structures of three or more units.

In the October 2014 survey, the average monthly rent for a two-bedroom apartment in new and existing structures in the Saskatoon CMA was $1,091, up from $1,041 last fall. In structures common to both the 2013 and 2014 October surveys[2], the average rent for a two-bedroom apartment increased 4.3 per cent year-over-year this fall, following a four per cent gain in the previous year. This suggests rental demand in the Saskatoon CMA is keeping upward pressure on average rents.

Based on the October 2014 survey, Saskatoon's rental apartments had an availability rate[3] of five per cent, up from 4.1 per cent in the previous October survey. Bachelor suites reported the highest availability rate at 5.6 per cent, up from 3.1 per cent last fall. The availability rate in apartments with three or more bedrooms increased to 4.7 per cent in the current survey from 1.9 per cent in October 2013. In one-bedroom suites, the availability rate in one-bedroom units was at 4.7 per cent in October 2014, up from 3.7 per cent in October 2013. Meanwhile, the availability rate in two-bedroom units increased to 5.3 per cent this fall from 4.8 per cent in October 2013. The availability rate can serve as a useful tool for property managers as it allows them to manage not only the units that are currently vacant, but also those that will be vacant in the coming months. At the time of the October survey, the difference between the apartment vacancy rate and the availability rate had increased to 1.6 percentage points from 1.4 percentage points last fall, which would suggest more vacant units in the months ahead.

Figure 3



Source: CMHC October Rental Market Survey – Structures of 3+ units

Submarket Results:

Vacancies rose in five out of eight zones

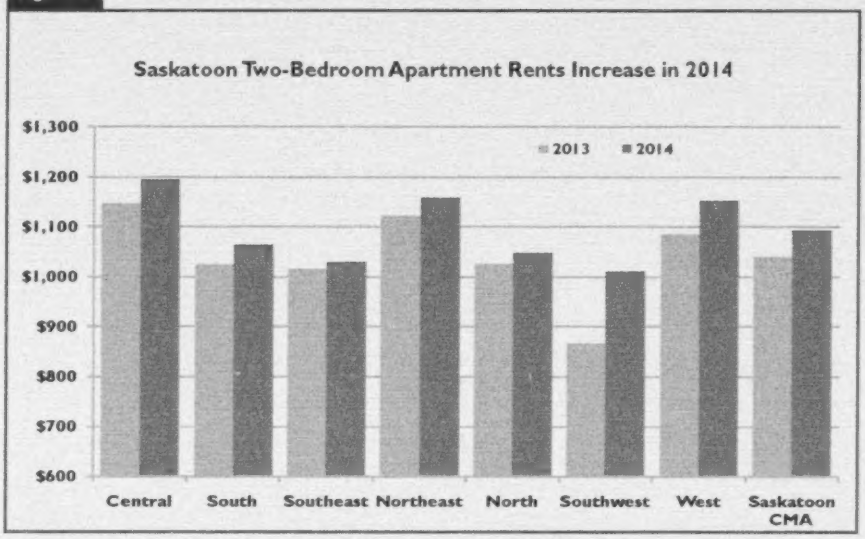
CMHC's October 2014 survey reported higher apartment vacancy rates in five of Saskatoon's eight zones, ranging from as high as 7.4 per cent in the Outlying Areas of the CMA to a low of 2.7 per cent in the Central zone. While the Outlying areas outside City limits posted the highest vacancies, readers are cautioned that the area's considerably smaller rental universe can amplify the changes in the vacancy rate. The Northeast zone, whose rental universe remained virtually unchanged between the two surveys, reported a 1.3 percentage point increase in vacancies from last fall, rising to 3.1 per cent in October 2014. Neighbourhoods in the Northeast such as Willow Grove and Evergreen have seen an increase in the number of newly constructed entry-level condominium apartments and townhouses in the past year, which has encouraged some renter households to move into homeownership. Despite reporting the largest increase in the rental universe, the Southwest zone's vacancy rate was not statistically different between the two October surveys, implying that additional supply was quickly absorbed by current demand. The Central zone had the smallest increase in apartment vacancies in the current survey, rising only 0.5 of percentage point to 2.7 per cent. Meanwhile, in the Southeast and North zones, the apartment vacancy rates were not statistically different from last October's survey.

Similar to last fall's results, newer structures in the Saskatoon CMA continued to report lower apartment vacancies compared to older buildings this fall. Apartments in structures built from 1990 to 2004 had a vacancy rate of 0.3 per cent, similar to those

[2] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2013 and 2014 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

[3] A rental unit is available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant.

Figure 4



Source: CMHC October Rental Market Survey – Structures of 3+ units

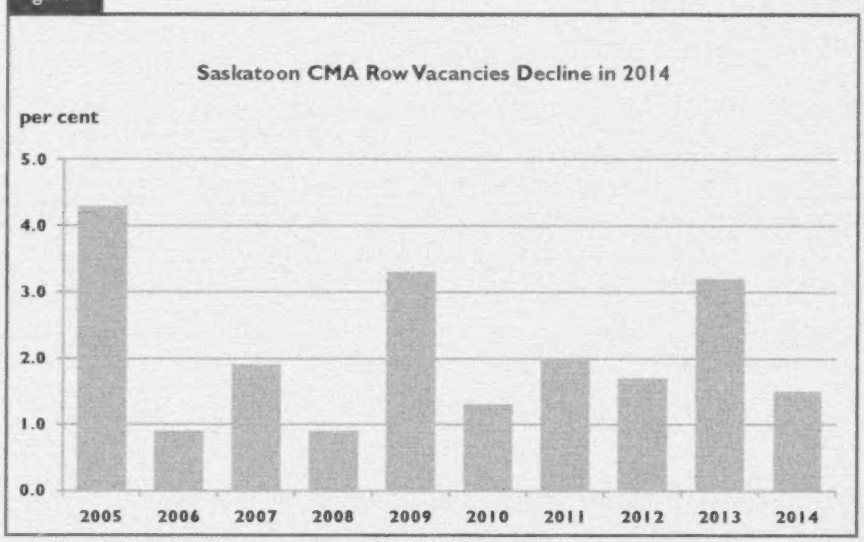
constructed in 2005 or later. Despite slightly higher average monthly rents in these newer units, the added amenities and upgrades make them attractive to a wide demographic of renters, particularly in trendier neighbourhoods. By comparison, structures built in 1989 or earlier reported average vacancy rates ranging from 3.5 to 3.9 per cent in the current survey.

In the October 2014 survey, the availability rate across all bedroom types ranged from 7.4 per cent in the Outlying Areas to 4.3 per cent in the South and Central zones. Within the City limits, availability rates were statistically unchanged from the October 2013 survey in the North and Southwest zones. In the Southeast, the availability rate declined to 4.9 per cent this fall from 5.4 per cent in the fall of 2013. The West zone reported an increase of 0.6 of a percentage point in the availability rate to five per cent, while the availability rate in the Northeast zone rose 2.4 percentage points to 4.8 per cent this fall. As mentioned earlier, increased construction of entry-level condominiums and townhouses for the ownership market in this zone has enabled some renter households to move into home ownership. The availability rate in the Central zone rose one percentage point to 4.3 per cent this fall from 3.3 per cent last October. Meanwhile, the South zone reported a 4.3 per cent availability rate in the current survey, an increase of 1.3 percentage points from the October 2013 survey.

Based on structures common to both the October 2013 and October 2014 surveys, bachelor suites reported the largest same-sample rent increase of 5.4 per cent year-over-year, after rising four per cent in the previous October survey. The lowest same-sample rent increase was in apartments with three or more bedrooms, at 2.8 per cent year-over-year. Same-sample rent increases in both one-bedroom and two-bedroom suites were relatively unchanged from last fall's survey, at 4.2 per cent and 4.3 per cent, respectively, in October 2014. In structures common to both surveys, the Southwest zone had among the largest increases in same-sample rent for two-bedroom apartments at 7.6 per cent over last October. The lowest same-sample increase in rent for two-bedroom apartments was reported in the Southeast zone, at one per cent year-over-year.

Within new and existing structures, the Central zone continued to have the highest average monthly rent for

Figure 5



Source: CMHC October Rental Market Survey – Structures of 3+ units

a two-bedroom apartment this fall, at $1,193. Higher apartment rents in this zone are supported by proximity to downtown and the University of Saskatchewan. The lowest average monthly rent for a two-bedroom apartment in the Saskatoon CMA was reported in the Outlying Areas, at $824. The Southwest zone, which reported the largest increase in the rental universe for two-bedroom suites, reported the lowest two-bedroom apartment rent inside the city limits, at $1,011.

In October 2014, the vacancy rate for Saskatoon's row (townhouse) rentals in the primary rental market decreased to 1.5 per cent from 3.2 per cent in the previous year. Among row units with three or more bedrooms, vacancies declined to 2.1 per cent from four per cent last fall. Similarly, the vacancy rate for row units in two-bedroom suites declined to 0.8 per cent in the current survey from 2.4 per cent last October. Likewise, Saskatoon's availability rate among row units across the CMA decreased 1.8 percentage points to 2.9 per cent this October from 4.7 per cent a year earlier.

In new and existing structures, the average monthly rent for two-bedroom townhouses across the Saskatoon CMA was $1,066 in the October 2014 survey, slightly lower than the average reported for apartment units.

Supply and Demand Factors:

New rental supply has lifted vacancies

Saskatoon has experienced strong migratory inflows over the past few years, particularly from international migrants who tend to rent first upon arrival, before entering into homeownership. The elevated level of migrants has contributed to strong rental demand in the Saskatoon CMA. Historically, Saskatoon has attracted the majority of migrants coming to the province of Saskatchewan. During the first half of 2014, total net migration to Saskatchewan increased nearly six per cent year-over-year, led by strong gains in net international migration. Nonetheless, the large reduction in the number of non-permanent residents coming to work in the province so far this year has moderated growth in rental demand. This is illustrated by the small increase in the number of rented apartments this fall from the previous survey.

On the other hand, average employment among the typical renter group aged 15-24 was 6.6 per cent higher at the end of the first two quarters of 2014, compared to the same period one year prior. This supports steady rental demand among this age group. That said, employment among the traditional first-time buyer group aged 25-44 grew at a much faster pace, rising 14.4 per cent year-over-year during the same period.

With a robust labour market that has generated jobs and rising wages, some renter households have moved from renting to purchasing a home. This is further illustrated by the increase in Saskatoon's multi-family starts this year, particularly among condominium apartments and townhouses that offer prospective buyers a lower-priced option than a new single-detached home. As a result, this tempered some of the growth in rental demand, and alleviated the downward pressure on apartment rental vacancies this fall.

On the supply side, the universe of purpose-built rental apartments across the Saskatoon CMA increased to 13,017 units in the October 2014 survey from 12,841 units in October 2013. This added 176 units to the rental stock, the majority of which were two-bedroom apartments. Changes in the number of units in the universe were impacted by new unit completions and structures that were added or removed due to renovations, demolitions, fire damage, or condominium conversions. Other buildings removed from the survey can either be vacant and for sale, demolished, boarded up, or converted to other uses.

From July 2013 to June 2014, there were 192 rental apartment units completed in the Saskatoon CMA. This followed only five completions during the previous 12-month period.[4] There were a total of eight apartment rentals removed from the rental universe in the past year via

[4] In order for a newly constructed building to be included in CMHC's October rental market survey, it must be completed by June 30.

condominium conversions, low by historical standards due to increased competition in the ownership condominium markets and secondary rental market. A higher number of units were also removed from the universe due to renovation

Secondary Rental Market Survey[5]:

Vacancy rate at 1.2 per cent for rental condominium apartments

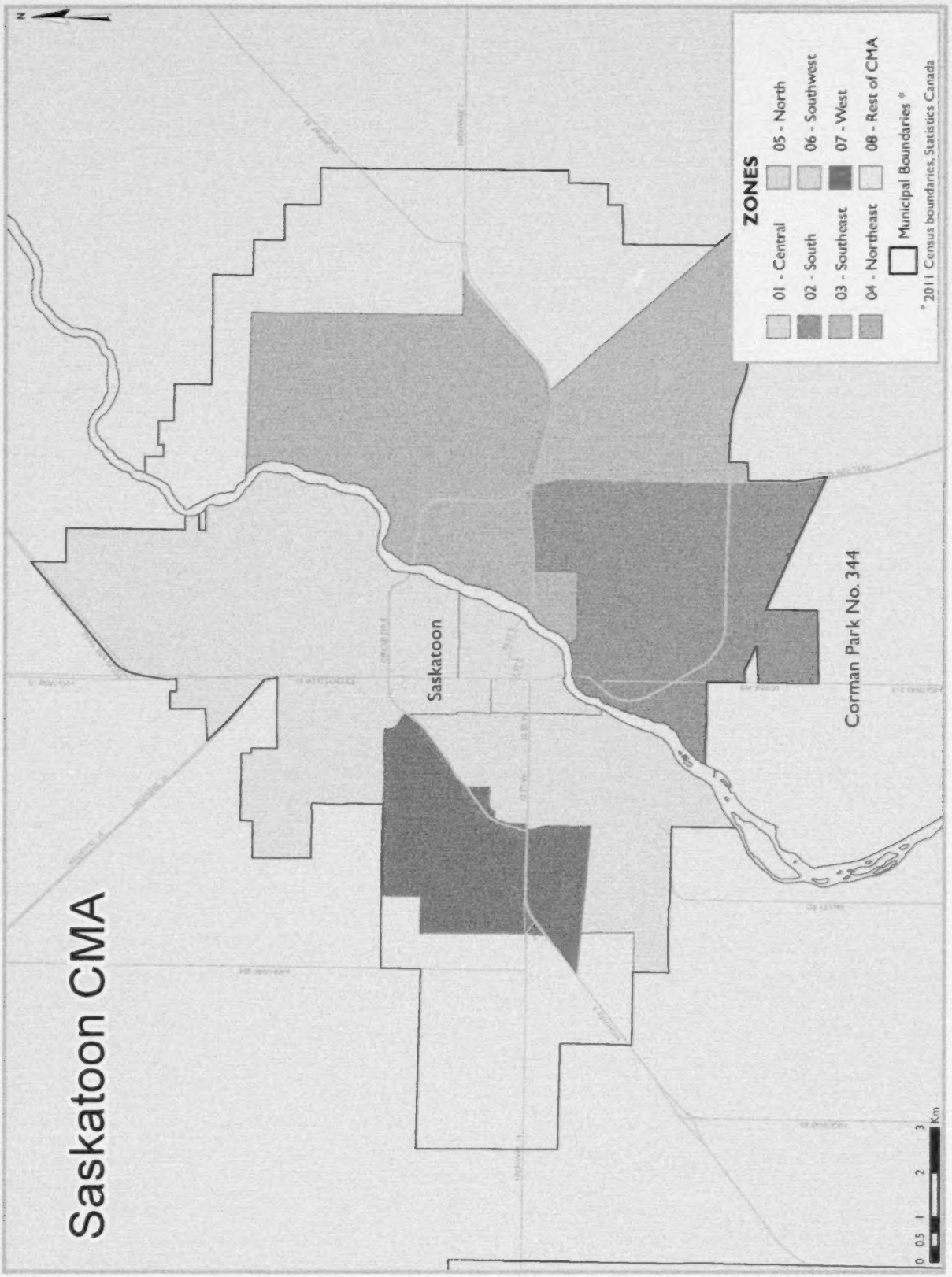
CMHC's Secondary Rental Market Survey collects information on rented condominium apartments, single-detached houses, double (semi-detached) houses, freehold row/town houses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units.

Based on results from CMHC's Secondary Rental Market Survey conducted in October 2014, the vacancy rate in Saskatoon's investor-owned and rented condominiums was 1.2 per cent in October 2014, compared to 0.7 per cent in October 2013.

Results from the current survey reported a total universe of 9,897 condominium apartment units in October 2014, up 5.1 per cent from 9,417 units in October 2013. The survey identified 2,155 units as rental, up from 1,884 in the previous year. The proportion of condominium units indentified as investor-owned and rented rather than owner-occupied was at 21.8 per cent in this fall, compared to 20.0 per in October 2013.

Saskatoon's other segment of the secondary rental market includes households in rented single-detached houses, semi-detached houses, freehold row or townhouses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units. In the fall of 2014, there were an estimated 31,766 households in Saskatoon's other secondary rental market, compared to 30,660 households in October 2013. Of these, an estimated 7,326 households in Saskatoon rented single-detached homes, compared to 6,778 in the October 2013 survey.

[5] The secondary rental market represents self-contained units, such as condominiums and other rental homes not surveyed in CMHC's Rental Market Survey. There are two types of Secondary Rental Market Surveys of Condominiums and of rented structures with less than three self-contained units. The secondary surveys are conducted jointly or individually for selected centres across Canada. Readers are reminded to use caution when comparing data year-to-year in the Secondary Rental Market Survey since the type of dwellings surveyed and their characteristics can vary from one year to the next. Owners of these types of dwellings can, for example, shift them in and out of the rental market. Unlike structures in the RMS, which are purpose built for rental tenure, structures in the secondary rental market can be a rental structure one year and an owner-occupied structure the next.


Saskatoon CMA
Saskatoon
Corman Park No. 344
ZONES
01 - Central
02 - South
03 - Southeast
04 - Northeast
05 - North
06 - Southwest
07 - West
08 - Rest of CMA
Municipal Boundaries *
* 2011 Census boundaries, Statistics Canada
0 0.5 1 2 3 Km

RMS ZONE DESCRIPTIONS - SASKATOON CMA	
Zone 1	**Central** - North: 33rd St E; East: South Saskatchewan River; West: Idylwyld Dr, Avenue H N; South: South Saskatchewan River.
Zone 2	**South** - North: College Dr, 12th St E; East: Circle Dr E; West: South Saskatchewan River; South: Cartwright St.
Zone 3	**Southeast** - North: College Dr; East: Railroad; West: Circle Dr E; South: Hwy 16.
Zone 4	**Northeast** - North: North of Agra Rd; East: Range Rd 3045; West: South Saskatchewan River; South: College Dr & Hwy 5.
Zone 5	**North** - North : Hwy 11; East: South Saskatchewan River; West: Hwy 16, Range Rd 3061; South: 29 St W, 33rd St E.
Zone 6	**Southwest** - North: Railroad; East: Avenue H; West: Range Rd 3062; South: South Saskatchewan River.
Zone 7	**West** - North: North of Henick Cres; East: Railroad; West: Hwy 7; South: Railroad.
Zones 1-7	**Saskatoon City**
Zone 8	**Outlying Areas**
Zones 1-8	**Saskatoon CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Condo Sub Area
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	5.5	3.8	1.9	2.3	2.1	3.0	0.0	6.3	2.2	2.7
Zone 2 - South	1.4	3.5	1.9	2.3	1.8	3.9	3.4	0.0	1.8	3.0
Zone 3 - Southeast	0.0	4.4	3.3	2.9	3.9	3.4	7.4	14.5	3.8	3.6
Zone 4 - Northeast	1.3	5.4	2.0	4.3	1.9	1.7	**	9.1	1.8	3.1
Zone 5 - North	**	0.0	1.8	3.3	5.6	4.8	**	**	4.3	4.2
Zone 6 - Southwest	0.0	**	7.0	8.0	5.4	3.7	0.8	0.7	5.4	5.0
Zone 7 - West	0.0	0.0	2.4	2.9	2.0	3.5	1.4	3.3	2.0	3.3
Saskatoon City (Zones 1-7)	2.8	4.2	2.6	3.2	3.0	3.5	1.8	3.7	2.7	3.4
Zone 8 - Outlying Areas	**	**	0.0	**	2.8	3.1	0.0	**	1.3	7.4
Saskatoon CMA	**2.7**	**4.1**	**2.6**	**3.3**	**3.0**	**3.5**	**1.7**	**3.5**	**2.7**	**3.4**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	701	733	905	936	1,147	1,193	1,150	1,169	973	1,011
Zone 2 - South	653	673	822	865	1,024	1,065	1,213	1,248	907	947
Zone 3 - Southeast	691	702	852	867	1,016	1,030	1,146	1,135	968	980
Zone 4 - Northeast	613	638	833	881	1,122	1,159	1,315	1,361	992	1,035
Zone 5 - North	640	654	856	887	1,026	1,048	**	**	959	985
Zone 6 - Southwest	622	645	742	797	866	1,011	1,036	1,121	832	947
Zone 7 - West	727	819	877	926	1,084	1,152	1,089	1,159	1,031	1,095
Saskatoon City (Zones 1-7)	666	694	846	885	1,043	1,093	1,112	1,170	951	998
Zone 8 - Outlying Areas	**	**	**	**	792	824	1,164	1,215	861	918
Saskatoon CMA	**666**	**693**	**845**	**884**	**1,041**	**1,091**	**1,114**	**1,172**	**951**	**998**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	182	185	1,159	1,173	774	780	16	16	2,131	2,154
Zone 2 - South	219	217	1,546	1,520	1,412	1,366	57	59	3,234	3,162
Zone 3 - Southeast	24	24	428	427	1,054	1,050	40	42	1,546	1,543
Zone 4 - Northeast	81	81	411	411	664	665	33	33	1,189	1,190
Zone 5 - North	15	15	405	413	660	667	14	15	1,094	1,110
Zone 6 - Southwest	34	35	481	493	703	889	125	145	1,343	1,562
Zone 7 - West	32	31	507	508	1,464	1,459	225	218	2,228	2,216
Saskatoon City (Zones 1-7)	587	588	4,937	4,945	6,731	6,876	510	528	12,765	12,937
Zone 8 - Outlying Areas	1	1	19	19	36	36	20	24	76	80
Saskatoon CMA	**588**	**589**	**4,956**	**4,964**	**6,767**	**6,912**	**530**	**552**	**12,841**	**13,017**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	5.5	5.9	3.1	3.4	3.2	5.1	0.0	12.5	3.3	4.3
Zone 2 - South	1.4	5.5	2.6	3.6	3.6	5.1	3.4	0.0	3.0	4.3
Zone 3 - Southeast	0.0	4.4	4.8	3.6	5.6	5.0	7.4	14.5	5.4	4.9
Zone 4 - Northeast	1.3	5.4	2.6	5.2	2.6	4.1	**	12.1	2.4	4.8
Zone 5 - North	**	0.0	3.3	6.6	8.4	7.5	**	**	6.5	7.0
Zone 6 - Southwest	5.8	**	7.6	8.7	5.8	5.4	0.8	2.1	6.0	6.3
Zone 7 - West	0.0	0.0	4.4	5.3	4.8	5.2	1.9	4.5	4.4	5.0
Saskatoon City (Zones 1-7)	3.1	5.6	3.7	4.6	4.8	5.3	2.0	4.9	4.2	5.0
Zone 8 - Outlying Areas	**	**	0.0	**	2.8	3.1	0.0	**	1.3	7.4
Saskatoon CMA	**3.1**	**5.6**	**3.7**	**4.7**	**4.8**	**5.3**	**1.9**	**4.7**	**4.1**	**5.0**

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Saskatoon CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Zone 1 - Central	3.2 b	7.0 a	4.1 b	4.0 b	3.4 b	4.1 b	5.7 a	3.2 a	3.9 b	4.2 b
Zone 2 - South	4.3 b	4.3 a	3.8 a	5.5 a	4.0 a	4.6 a	6.3 a	2.7 a	3.9 a	4.8 a
Zone 3 - Southeast	2.4 b	1.6 b	3.0 a	1.5 a	3.1 b	1.0 a	6.8 a	-0.9 a	3.5 a	1.2 a
Zone 4 - Northeast	**	4.9 c	4.9 b	5.2 b	5.0 b	3.4 a	3.6 a	3.3 b	4.6 b	3.9 a
Zone 5 - North	6.7 c	**	2.7 a	2.8 a	3.0 a	2.6 a	**	**	3.0 a	3.0 a
Zone 6 - Southwest	5.4 c	5.4 a	8.4 b	5.3 b	5.2 b	7.6 a	8.0 a	3.6 a	5.8 b	6.2 b
Zone 7 - West	4.9 c	9.9 a	5.4 b	4.1 a	4.1 a	5.8 a	2.5 a	3.8 a	4.5 a	5.9 a
Saskatoon City (Zones 1-7)	4.0 b	5.4 a	4.5 a	4.2 a	4.0 a	4.3 a	5.2 a	2.8 a	4.1 a	4.4 a
Zone 8 - Outlying Areas	**	**	**	**	4.4 a	4.5 a	**	**	3.4 a	4.1 b
Saskatoon CMA	**4.0 b**	**5.4 a**	**4.5 a**	**4.2 a**	**4.0 a**	**4.3 a**	**5.1 a**	**2.8 a**	**4.1 a**	**4.4 a**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Saskatoon CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Saskatoon CMA										
Pre 1940	11.8 d	4.5 d	1.7 b	3.0 b	0.0 b	4.2 b	**	**	3.1 b	3.6 b
1940 - 1959	**	0.0 a	3.5 b	4.8 a	1.1 b	3.3 b	**	0.0 a	2.5 a	3.9 a
1960 - 1974	1.1 a	4.2 a	2.3 a	3.1 a	3.6 a	3.8 a	5.0 a	5.2 a	2.7 a	3.5 a
1975 - 1989	1.8 a	4.4 b	2.9 a	3.5 a	3.3 a	4.1 a	1.2 a	3.1 a	3.0 a	3.9 a
1990 - 2004	-	-	1.8 a	**	1.8 a	0.0 a	0.0 a	**	1.7 a	0.3 a
2005+	-	-	-	**	0.0 a	0.2 a	**	4.3 a	0.0 a	0.3 a
Total	2.7 a	4.1 b	2.6 a	3.3 a	3.0 a	3.5 a	1.7 a	3.5 b	2.7 a	3.4 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Saskatoon CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Saskatoon CMA										
Pre 1940	740 a	756 a	820 a	855 a	918 a	949 a	**	**	832 a	868 a
1940 - 1959	598 b	690 b	748 a	820 a	907 a	950 a	1,101 b	1,224 a	803 a	869 a
1960 - 1974	638 a	660 a	820 a	855 a	1,020 a	1,060 a	1,135 a	1,191 a	886 a	923 a
1975 - 1989	708 a	756 a	876 a	915 a	1,015 a	1,056 a	1,101 a	1,146 a	967 a	1,008 a
1990 - 2004	-	-	920 b	991 a	1,202 a	1,240 a	1,229 a	1,264 a	1,166 a	1,208 a
2005+	-	-	-	**	1,301 a	1,386 a	**	1,434 a	1,303 a	1,387 a
Total	666 a	693 a	845 a	884 a	1,041 a	1,091 a	1,114 a	1,172 a	951 a	998 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Saskatoon CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Saskatoon CMA										
3 to 5 Units	0.0	**	1.0	2.7	1.8	1.0	0.0	3.5	1.1	2.1
6 to 19 Units	1.6	6.2	3.2	4.0	4.5	4.1	1.5	**	3.6	4.2
20 to 49 Units	6.5	3.0	2.9	4.1	2.8	4.4	0.7	2.6	2.8	4.2
50 to 99 Units	1.1	2.2	1.1	1.7	2.4	2.3	5.7	6.3	2.0	2.2
100+ Units	**	**	2.1	0.7	2.0	1.2	**	**	2.0	1.0
Total	2.7	4.1	2.6	3.3	3.0	3.5	1.7	3.5	2.7	3.4

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Saskatoon CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Saskatoon CMA										
3 to 5 Units	634	625	682	706	949	971	1,200	1,248	879	928
6 to 19 Units	617	641	778	820	968	1,014	1,103	1,132	850	892
20 to 49 Units	708	750	830	876	972	1,014	1,070	1,119	921	965
50 to 99 Units	648	665	910	931	1,147	1,217	1,181	1,310	1,051	1,114
100+ Units	**	**	1,080	1,127	1,290	1,337	**	**	1,184	1,230
Total	666	693	845	884	1,041	1,091	1,114	1,172	951	998

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Saskatoon CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	0.0	0.0	2.8	3.3	3.3	3.5	1.2	3.0	1.5	1.5
Zone 2 - South	1.6	3.1	2.5	3.5	1.5	3.6	0.8	1.5	**	**
Zone 3 - Southeast	-	**	4.5	1.7	4.1	6.1	2.7	2.2	**	**
Zone 4 - Northeast	1.9	1.9	2.9	3.1	1.2	3.7	1.2	2.7	-	-
Zone 5 - North	0.0	0.0	6.6	4.0	3.2	4.1	6.6	**	-	-
Zone 6 - Southwest	2.3	4.5	6.7	5.2	4.8	6.0	-	**	-	-
Zone 7 - West	**	**	4.5	10.0	1.6	2.5	1.8	1.8	**	**
Saskatoon City (Zones 1-7)	1.2	2.4	3.6	4.2	2.8	4.1	2.0	2.2	2.0	1.0
Zone 8 - Outlying Areas	0.0	0.0	**	**	**	**	-	-	-	-
Saskatoon CMA	**1.1**	**2.1**	**3.6**	**4.2**	**2.8**	**4.2**	**2.0**	**2.2**	**2.0**	**1.0**

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Saskatoon CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Saskatoon CMA										
LT $400	**	**	**	**	**	**	**	**	**	**
$400 - $499	**	**	**	**	**	**	**	**	0.0	0.0
$500 - $599	2.0	3.7	1.6	**	**	**	**	**	1.8	3.8
$600 - $699	1.0	3.1	1.4	0.4	0.0	**	**	**	1.2	1.8
$700 - $799	3.2	7.1	2.8	3.3	1.8	2.2	**	**	2.7	3.7
$800+	8.8	3.4	2.9	3.7	3.2	3.6	1.7	3.5	3.1	3.6
Total	2.7	4.1	2.6	3.3	3.0	3.5	1.7	3.5	2.7	3.4

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	-	-	**	**	0.0	0.0	**	**	0.0	0.0
Zone 2 - South	**	**	**	**	0.0	**	**	**	0.6	**
Zone 3 - Southeast	-	-	-	-	-	-	**	**	**	**
Zone 4 - Northeast	-	-	**	-	**	-	0.0	3.6	0.0	3.6
Zone 5 - North	**	**	**	**	**	**	-	-	**	**
Zone 6 - Southwest	-	-	-	-	**	**	**	**	10.7	1.8
Zone 7 - West	-	-	-	-	-	-	-	-	-	-
Saskatoon City (Zones 1-7)	**	**	**	**	0.0	0.5	3.8	2.2	2.3	1.6
Zone 8 - Outlying Areas	-	-	-	-	8.9	1.3	**	**	9.1	1.2
Saskatoon CMA	**	**	**	**	**2.4**	**0.8**	**4.0**	**2.1**	**3.2**	**1.5**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	-	-	**	**	817	860	**	**	783	809
Zone 2 - South	**	**	**	**	**	**	**	**	**	**
Zone 3 - Southeast	-	-	-	-	-	-	**	**	**	**
Zone 4 - Northeast	-	-	**	-	**	-	1,322	1,379	1,322	1,379
Zone 5 - North	**	**	**	**	**	**	-	-	**	**
Zone 6 - Southwest	-	-	-	-	**	**	**	**	1,183	1,270
Zone 7 - West	-	-	-	-	-	-	-	-	-	-
Saskatoon City (Zones 1-7)	**	**	**	**	1,135	1,168	1,281	1,337	1,222	1,267
Zone 8 - Outlying Areas	-	-	-	-	797	801	**	**	828	810
Saskatoon CMA	**	**	**	**	**1,039**	**1,066**	**1,276**	**1,331**	**1,172**	**1,211**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	0	0	10	11	21	22	2	2	33	35
Zone 2 - South	1	1	7	7	169	170	154	155	331	333
Zone 3 - Southeast	0	0	0	0	0	0	50	50	50	50
Zone 4 - Northeast	0	0	1	0	7	0	55	55	63	55
Zone 5 - North	1	1	3	3	4	4	0	0	8	8
Zone 6 - Southwest	0	0	0	0	8	8	104	104	112	112
Zone 7 - West	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Saskatoon City (Zones 1-7)	2	2	21	21	209	204	365	366	597	593
Zone 8 - Outlying Areas	0	0	0	0	79	79	9	5	88	84
Saskatoon CMA	**2**	**2**	**21**	**21**	**288**	**283**	**374**	**371**	**685**	**677**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	-	-	**	**	0.0	4.5	**	**	0.0	2.9
Zone 2 - South	**	**	**	**	1.2	**	**	**	2.4	**
Zone 3 - Southeast	-	-	-	-	-	-	**	**	**	**
Zone 4 - Northeast	-	-	**	-	**	-	0.0	5.5	0.0	5.5
Zone 5 - North	**	**	**	**	**	**	-	-	**	**
Zone 6 - Southwest	-	-	-	-	**	**	**	**	11.6	1.8
Zone 7 - West	-	-	-	-	-	-	-	-	-	-
Saskatoon City (Zones 1-7)	**	**	**	**	2.3	3.1	5.2	3.3	4.0	3.2
Zone 8 - Outlying Areas	-	-	-	-	8.9	1.3	**	**	9.1	1.2
Saskatoon CMA	**	**	**	**	4.1	2.6	5.3	3.2	4.7	2.9

The following letter codes are used to indicate the reliability of the estimates:
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2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Saskatoon CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Zone 1 - Central	-	-	**	**	**	0.7	**	**	**	-0.3
Zone 2 - South	**	**	**	**	**	**	**	**	**	**
Zone 3 - Southeast	-	-	-	-	-	-	**	**	**	**
Zone 4 - Northeast	-	-	**	-	**	-	4.8	4.5	4.8	4.5
Zone 5 - North	**	**	**	**	**	**	-	-	**	**
Zone 6 - Southwest	-	-	-	-	**	**	**	**	++	7.6
Zone 7 - West	-	-	-	-	-	-	-	-	-	-
Saskatoon City (Zones 1-7)	**	**	**	**	++	3.4	3.1	4.1	**	4.0
Zone 8 - Outlying Areas	-	-	-	-	++	1.4	**	**	++	1.3
Saskatoon CMA	**	**	**	**	++	3.0	3.1	4.1	**	3.6

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	5.5 b	3.8 b	1.9 b	2.3 b	2.0 b	2.9 b	0.0 b	5.6 b	2.2 b	2.7 b
Zone 2 - South	1.4 b	3.5 b	1.9 b	2.3 b	1.6 b	3.6 b	1.9 b	1.4 b	1.7 b	2.9 b
Zone 3 - Southeast	0.0 b	4.4 b	3.3 b	2.9 b	3.9 b	3.4 b	3.3 b	7.7 b	3.7 b	3.5 b
Zone 4 - Northeast	1.3 b	5.4 c	2.0 b	4.3 b	1.9 b	1.7 b	0.0 b	5.7 b	1.7 b	3.1 b
Zone 5 - North	**	0.0 c	1.8 b	3.3 c	5.6 b	4.7 b	**	**	4.3 b	4.2 b
Zone 6 - Southwest	0.0 b	**	7.0 b	8.0 b	5.3 b	3.7 b	5.6 b	1.2 b	5.8 b	4.8 b
Zone 7 - West	0.0 b	0.0 b	2.4 b	2.9 b	2.0 b	3.5 b	1.4 b	3.3 c	2.0 b	3.3 b
Saskatoon City (Zones 1-7)	2.7 b	4.2 b	2.6 b	3.2 b	2.9 b	3.4 b	2.7 b	3.0 b	2.7 b	3.3 b
Zone 8 - Outlying Areas	**	**	0.0 b	**	7.0 b	1.9 b	3.4 b	0.0 b	5.5 b	4.2 b
Saskatoon CMA	**2.7 b**	**4.1 b**	**2.5 b**	**3.3 b**	**2.9 b**	**3.4 b**	**2.7 b**	**2.9 b**	**2.8 b**	**3.4 b**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	701 b	733 b	903 b	934 b	1,139 b	1,184 b	1,124 b	1,139 b	970 b	1,008 b
Zone 2 - South	653 b	673 b	822 b	865 b	1,042 b	1,084 b	1,298 b	1,345 b	940 b	981 b
Zone 3 - Southeast	691 b	702 b	852 b	867 b	1,016 b	1,030 b	1,204 b	1,194 b	976 b	988 b
Zone 4 - Northeast	613 b	638 b	833 b	881 b	1,122 b	1,159 b	1,320 b	1,373 b	1,009 b	1,050 b
Zone 5 - North	640 b	654 b	856 b	887 b	1,024 b	1,046 b	**	**	959 b	984 b
Zone 6 - Southwest	622 b	645 b	742 b	797 b	866 b	1,010 b	1,109 b	1,194 b	859 b	968 b
Zone 7 - West	727 b	819 b	877 b	926 b	1,084 b	1,152 b	1,089 b	1,159 b	1,031 b	1,095 b
Saskatoon City (Zones 1-7)	666 b	694 b	845 b	884 b	1,045 b	1,095 b	1,185 b	1,241 b	964 b	1,010 b
Zone 8 - Outlying Areas	**	**	**	**	795 b	808 b	1,142 b	1,166 b	843 b	863 b
Saskatoon CMA	**666 b**	**693 b**	**845 b**	**884 b**	**1,041 b**	**1,090 b**	**1,184 b**	**1,238 b**	**962 b**	**1,008 b**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	182	185	1,169	1,184	795	802	18	18	2,164	2,189
Zone 2 - South	220	218	1,553	1,527	1,581	1,536	211	214	3,565	3,495
Zone 3 - Southeast	24	24	428	427	1,054	1,050	90	92	1,596	1,593
Zone 4 - Northeast	81	81	412	411	671	665	88	88	1,252	1,245
Zone 5 - North	16	16	408	416	664	671	14	15	1,102	1,118
Zone 6 - Southwest	34	35	481	493	711	897	229	249	1,455	1,674
Zone 7 - West	32	31	507	508	1,464	1,459	225	218	2,228	2,216
Saskatoon City (Zones 1-7)	589	590	4,958	4,966	6,940	7,080	875	894	13,362	13,530
Zone 8 - Outlying Areas	1	1	19	19	115	115	29	29	164	164
Saskatoon CMA	**590**	**591**	**4,977**	**4,985**	**7,055**	**7,195**	**904**	**923**	**13,526**	**13,694**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Saskatoon CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	5.5 b	5.9 a	3.1 a	3.4 a	3.1 a	5.1 a	0.0 a	11.1 a	3.3 a	4.3 a
Zone 2 - South	1.4 c	5.5 b	2.6 a	3.6 b	3.4 a	4.9 a	3.8 a	2.3 a	2.9 a	4.2 a
Zone 3 - Southeast	0.0 b	4.4 a	4.8 a	3.6 a	5.6 a	5.0 a	4.4 a	8.8 a	5.3 a	4.8 a
Zone 4 - Northeast	1.3 a	5.4 c	2.5 a	5.2 b	2.6 a	4.1 a	0.0 a	8.0 a	2.3 a	4.8 a
Zone 5 - North	**	0.0 a	3.3 b	6.6 b	8.6 a	7.4 a	**	**	6.7 a	7.0 a
Zone 6 - Southwest	5.8 a	**	7.6 b	8.7 a	5.9 b	5.3 a	5.6 a	2.0 a	6.4 a	6.0 a
Zone 7 - West	0.0 a	0.0 a	4.4 a	5.3 a	4.8 a	5.2 a	1.9 b	4.5 a	4.4 a	5.0 a
Saskatoon City (Zones 1-7)	3.1 b	5.6 a	3.7 a	4.6 a	4.7 a	5.2 a	3.3 a	4.2 a	4.1 a	4.9 a
Zone 8 - Outlying Areas	**	**	0.0 a	**	7.0 a	1.9 c	3.4 a	0.0 a	5.5 a	4.2 a
Saskatoon CMA	**3.1 b**	**5.6 a**	**3.6 a**	**4.7 a**	**4.7 a**	**5.2 a**	**3.3 a**	**4.1 a**	**4.2 a**	**4.9 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Saskatoon CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Zone 1 - Central	3.2 b	7.0 a	4.2 b	3.9 b	3.3 b	4.0 b	**	2.7 c	3.8 b	4.1 b
Zone 2 - South	4.3 b	4.3 c	3.8 a	5.5 a	3.8 b	4.5 a	5.0 a	3.2 a	3.9 a	4.7 a
Zone 3 - Southeast	2.4 b	1.6 c	3.0 a	1.5 a	3.1 b	1.0 c	6.4 a	-0.9 c	3.6 a	1.1 a
Zone 4 - Northeast	**	4.9 c	4.9 b	5.2 b	5.0 b	3.4 b	3.9 a	3.6 a	4.6 b	3.9 a
Zone 5 - North	6.7 c	**	2.7 a	2.8 a	3.0 a	2.6 a	**	**	3.0 a	2.9 a
Zone 6 - Southwest	5.4 c	5.4 c	8.4 b	5.3 b	5.3 b	7.6 c	6.2 a	4.6 a	5.3 c	6.3 b
Zone 7 - West	4.9 c	9.9 c	5.4 b	4.1 b	4.1 a	5.8 b	2.5 a	3.8 a	4.5 a	5.9 b
Saskatoon City (Zones 1-7)	4.0 b	5.4 b	4.5 a	4.2 a	3.9 a	4.3 a	4.8 a	3.1 a	4.1 a	4.3 a
Zone 8 - Outlying Areas	**	**	**	**	1.8 b	2.6 b	2.1 c	1.6 c	1.7 b	2.6 b
Saskatoon CMA	**4.0 b**	**5.4 b**	**4.5 a**	**4.2 a**	**3.9 a**	**4.2 a**	**4.7 a**	**3.1 a**	**4.0 a**	**4.3 a**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Saskatoon CMA - October 2014

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-13	Oct-14	Oct-13	Oct-14
Saskatoon CMA	0.7 a	1.2 a	2.7 a	3.4 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Saskatoon CMA - October 2014

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-13	Oct-14	Oct-13	Oct-14
Saskatoon CMA				
3 to 24 Units	2.2 c	1.4 a	3.1 a	4.1 a
25 to 49 Units	1.2 d	3.4 d	3.0 a	4.1 a
50+ Units	0.1 b	0.5 b	2.0 b	1.9 a
Total	0.7 a	1.2 a	2.7 a	3.4 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Saskatoon CMA - October 2014

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Saskatoon CMA	9,417	9,897	1,884	2,155	20.0	21.8	0.7	1.2

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Building Size
Saskatoon CMA - October 2014

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Saskatoon CMA								
3 to 24 Units	1,263	1,279	299	314	23.6	24.5	2.2	1.4
25 to 49 Units	1,910	2,003	319	**	16.7	**	1.2	3.4
50+ Units	6,244	6,615	1,262	1,446	20.2	21.9	0.1	0.5
Total	9,417	9,897	1,884	2,155	20.0	21.8	0.7	1.2

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Saskatoon CMA - October 2014

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Saskatoon CMA										
Single Detached	**	**	**	**	**	1,090	**	1,393	**	1,302
Semi detached, Row and Duplex	**	**	551 d	**	**	**	1,125 b	1,215 b	910 d	1,053 c
Other-Primarily Accessory Suites	**	**	553 d	654 d	962 c	974 c	**	**	808 d	826 c
Total	**	**	547 c	669 c	1,058 c	1,029 c	1,088 b	1,312 b	909 c	1,009 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Saskatoon CMA - October 2014

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-13	Oct-14
Saskatoon CMA		
Single Detached	6,778 c	7,326 c
Semi detached, Row and Duplex	**	**
Other-Primarily Accessory Suites	8,363 b	13,168 c
Total	30,660	31,766

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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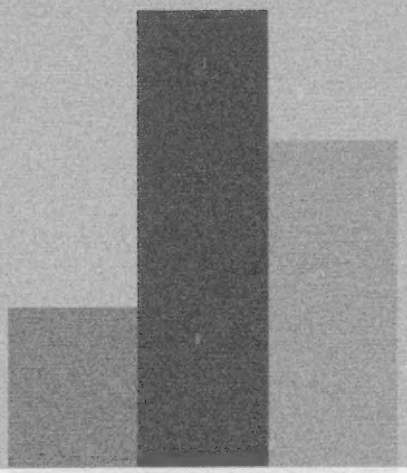

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
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